

Docket Item # 2
DEVELOPMENT SITE PLAN #2006-0029
GARVEY PROPERTY

Planning Commission Meeting
February 6, 2007

ISSUE: Consideration of a request for extension of a development site plan for construction of three new single family residences.

APPLICANT: Edgemore Land, L.L.C.,
by Mary Catherine Gibbs, attorney

LOCATION: 2805-2811 King Street

ZONE: R-8/Single-Family Zone

I. SUMMARY:

The applicant is requesting an 18-month extension of a development site plan to construct three single-family homes at 2805 - 2811 King Street which was approved by the Planning Commission on April 4, 2005. The three units are oriented toward King Street, with one curb cut and shared driveways for each of the units. The approximate height of all three units is 30 feet with a FAR of 0.34, both within the R-8 zoning.

Staff is recommending approval of the proposed eighteen-month extension requested by the applicant.

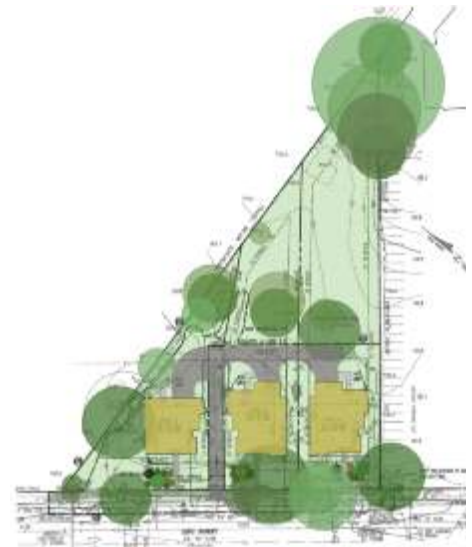
II. BACKGROUND

An issue previously raised with this proposal was the possible acquisition of this property by the City. The "2007 Valuable Open Space" list was received by City Council on January 9, 2007, this property was not included in the open space list, as it did not receive a high ranking and because development had been approved for the site. The list is currently scheduled for consideration by City Council at a public hearing on Saturday, February 24, 2007.

III. ANALYSIS:

City staff recommended approval of this project in April 2005, believing that it incorporated many desirable elements, such as tree retention, open space, and rear-loaded garages. The proposal maintains 16 of the 20 mature trees on the site.

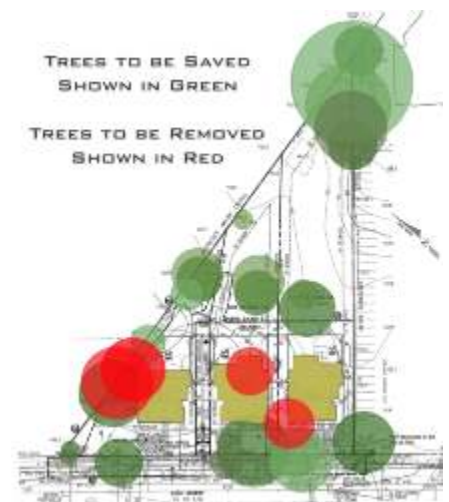
While the applicant took five months from the date of approval to submit the final site plan, subsequent to the submission of the final site plan, the applicant has diligently pursued the completion of the final site plan and the subdivision plat. In fact, the subdivision plat has been reviewed and approved by the City and recorded by the applicant. In addition, the final site plan has been reviewed and approved by the City. Staff is recommending two new conditions and one amended condition. The two new conditions more specifically require a wall check and final location and height surveys, which are both standard conditions for new projects.



Site Plan



Building Design Concept



Tree Save Plan

For these reasons, staff recommends approval of the site plan extension as requested by the applicant. The applicant is requesting an 18-month extension which would make the proposed approval valid until April 4, 2008.

STAFF: Richard Josephson, Acting Director, Department of Planning & Zoning;
Jeffrey Farner, Chief, Development; and
Kristen Mitten, Urban Planner.

IV. STAFF RECOMMENDATION:

Staff recommends approval of an 18-month extension of the special use permit, from October 4, 2006 to April 4, 2008, subject to compliance with all applicable codes and ordinances and the following conditions of the previous approval:

Open Space and Tree Preservation:

1. The area of limits of disturbance and clearing for the site shall be limited to the areas of disturbance and clearing as generally depicted on the preliminary site plan, dated February 9, 2005. (P&Z) (DSP2004-0004)
2. A tree protection covenant shall be granted at the rears of Lots 1, 2, and 3, northeast of the ingress/egress easement that serves Lots 1 and 2. The tree protection covenant shall prohibit all construction including, but not limited to, buildings and structures, excluding fencing. The plat and easement language for the tree protection covenant shall be approved by the Directors of P&Z, RP&CA and the City Attorney prior to release of a building permit. The final approved language shall be recorded with the land records. Maintenance of the tree protection covenant shall be the responsibility of the owners of the underlying lots. The Homeowners Association shall have the authority and ability to enforce the terms of the tree protection covenant. (P&Z) (DSP2004-0004)
3. The applicant shall retain all existing street trees and 16 existing on-site trees, as follows (as identified on Preliminary Plan, dated February 9, 2005):
 - a. *R.O.W.*: 15" maple, 15" maple, 12" elm, 31" maple (trunk located primarily on Lot 1), and 12" maple
 - b. *Lot 1*: 30" maple, 15" holly, 9" elm, 21" maple, 20" maple, 48" oak
 - c. *Lot 2*: Unidentified tree directly behind street line, halfway between each of the Lot 2 side lot lines, 26" maple, 18" maple, 11" oak
 - d. *Lot 3*: 11" maple, 12" oak, 15" oak, 12" maple, 10" maple, 9" hickory

In the event any trees designated to be saved are damaged or destroyed, the applicant and subsequent homeowners shall replace such tree with additional trees of significant caliper equal, cumulatively, to the tree destroyed. (P&Z) (DSP2004-0004)

4. All trees greater or equal to 12" caliper outside the limits of disturbance as depicted on the preliminary plan shall be retained during construction and by the subsequent homeowners of each lot unless:
 - a. The City Arborist finds the trees are necessary to be removed due to health or safety reasons; or
 - b. Subsequent approval by the Planning Commission authorizes the removal of the trees. (P&Z) (DSP2004-0004)
5. All underground utilities shall be located so as to avoid trees designated to be preserved on the site. (P&Z) (DSP2004-0004)

6. “Trenchless” construction, or similar approach to the satisfaction of the Director of P&Z, shall be used for roof drains wherever located within the tree canopy. (P&Z) (DSP2004-0004)
7. A tree preservation plan shall be submitted for all trees that are required to be preserved on the site plan and on adjacent properties. The tree preservation plan shall be prepared by a certified arborist or other horticultural professional with a demonstrated expertise in tree preservation in urban areas. The tree preservation plan shall be submitted to the City Arborist with the submission of the final site plan. The applicant shall perform all necessary enhancements for the street trees such as watering/fertilizer, etc., that are required by the tree preservation plan prior to construction/grading of the site. The tree protection plan shall be provided for the existing trees shown in areas as outside the “limits of disturbance” to the satisfaction of the Director of P&Z and the City Arborist. (P&Z) (RP&CA) (DSP2004-0004)

Landscaping and Fencing:

8. A revised landscape plan shall be provided with the final site plan to the satisfaction of the Directors of P&Z and RC&PA. At a minimum the plan shall provide the level and quality of landscaping depicted on the preliminary landscape plan and the plan shall be revised to also provide:
 - a. A row of evergreen and deciduous trees along the southeast property line to screen the adjoining parking lot.
 - b. Foundation plantings at the front of each house.
 - c. A street tree, located 35 to 40 ft. to the northwest of the site driveway.
 - d. An additional 6 evergreen and deciduous trees along the north property line of the site.
 - e. All landscaping shall be maintained in good condition and replaced as needed.
 - f. All plant materials and specifications shall be in accordance with the current and most up to date edition of the American Standard For Nursery Stock (ANSI Z60.1) as produced by the American Association for Nurserymen; Washington, D.C. (P&Z) (RP&CA) (DSP2004-0004)

Site Plan:

9. **[NEW CONDITION ADDED BY STAFF]:** The applicant shall submit a wall check to the Department of Planning & Zoning prior to the commencement of framing for the building(s). The building footprint depicted on the wall check shall comply with the approved final site plan. The wall check shall also provide the top-of-slab and first floor elevation as part of the wall check. The wall check shall be prepared and sealed by a registered engineer or surveyor and shall be approved by the City prior to commencement of framing. (P&Z)
10. **[NEW CONDITION ADDED BY STAFF]:** As part of the request for a certificate of occupancy permit, the applicant shall submit a Final Location Survey to the Department

of P&Z for all site improvements. The applicant shall also submit a certification of height for the building(s) as part of the certificate of occupancy for each building(s). The certification shall be prepared and sealed by a registered architect or surveyor and shall state that the height of the building complies with the height permitted pursuant to the approved development special use permit and that the height was calculated based on all applicable provisions of the Zoning Ordinance. (P&Z)

11. Driveways shall be constructed of porous pavement or pavers to the satisfaction of the Director of P&Z. (P&Z) (DSP2004-0004)
12. Eliminate the existing curb cuts on King Street and the gravel driveway, replacing or restoring curbing, sidewalk, and sod as necessary. (P&Z) (DSP2004-0004)
13. Freestanding subdivision or development sign(s) that differentiates the proposed site plan from the existing neighborhood shall be prohibited. (P&Z) (DSP2004-0004)
14. It appears that vehicles will have difficulty accessing the garage for the house on Lot 3. Also, turning movement exhibit provided on Sheet 12 shows that vehicle will not remain on pavement while exiting the garage. Redesign driveway to provide better vehicular access or rework turning movement exhibit to properly show how vehicles will enter and exit this garage. (T&ES) (DSP2004-0004)
15. Provide site and street lighting to the satisfaction of the Director of T&ES in consultation with the Chief of Police. Show existing and proposed street lights and site lights on site and lighting plans. On lighting plan, indicate the type of fixture, show mounting height, and provide strength of fixture in Lumens or Watts. Provide manufacturer's specifications for the fixtures. Provide lighting calculations to verify that lighting meets City Standards. (T&ES) (DSP2004-0004)

Subdivision:

16. A perpetual private access easement shall be recorded by the applicant for all shared driveways. The easement and plat shall be recorded prior to the first certificate of occupancy permit. (P&Z) (DSP2004-0004)
17. **[CONDITION AMENDED BY STAFF]:** Locations of all easements such as the sewer easement, water easement, ingress/egress easement and all other easements and reservations shall be depicted on a separate easement plat in addition to the final subdivision plan. Dimension lines shall be provided at the required front yard building line. (P&Z)
18. The approval of the subdivision shall be contingent upon the approval of DSP#2004-04. The final subdivision plat shall be amended to reflect all applicable provisions and conditions of approval for DSP#2004-04. (P&Z) (DSP2004-0004)

19. The final subdivision plan shall comply with Sec.11-1709 of the Zoning Ordinance. (P&Z) (DSP2004-0004)
20. The final plat shall include the Surveyors Certification and plat title to indicate resubdivision of the existing lots. (T&ES) (DSP2004-0004)
21. The final subdivision plan shall be consistent with the final site plan, and shall be approved and recorded prior to the release of the final site plan. The subdivision plan and all easements shall be submitted as part of the first final site plan submission. (P&Z) (DSP2004-0004)

Building:

22. The garages shall contain a minimum unobstructed dimension of 18 ft. x 18.5 ft. for the two standard size parking spaces. (P&Z) (DSP2004-0004)
23. The final architectural elevations shall be consistent with the preliminary architectural elevations dated February 9, 2005. The applicant shall also provide additional refinements to the satisfaction of the Director of Planning and Zoning that shall at a minimum include:
 - a. The materials of the units shall be limited to brick, stone or cementitious siding.
 - b. For all of the units the width of shutters needs to equal half the width of the adjacent window.
 - c. Color elevations shall be submitted with the final site plan.
 - d. Architectural elevations (front, side and rear) shall be submitted with the final site plan. Each elevation shall indicate average finished grade and label all materials. (P&Z) (DSP2004-0004)
24. Front yard fences shall be limited to a maximum height of 3.5 ft. and shall be a decorative open style metal or painted wood picket fence to the satisfaction of the Director of P&Z. All other fences shall be limited to a maximum height of 6 ft. and shall be a decorative open-style metal fence, wood fence, or brick or masonry wall, to the satisfaction of the Director of P&Z. A fence shall be provided along the southeast property line, between Lot 1 and the Woodbine Nursing Home, to the satisfaction of the Director of P&Z. A detail of all fences shall be provided on the final site plan. (P&Z) (PC) (DSP2004-0004)
25. Decks will be permitted provided that they:
 - a. Meet all zoning requirements;
 - b. Do not encroach into the tree protection covenant; and
 - c. Are not located above the first floor, unless integral to the architectural design of the building, to the satisfaction of the Director of P&Z. (P&Z) (DSP2004-0004)
26. The proposed Parcel A between two lots creates a fire separation issue for the proposed dwellings. To address this issue:

- a. An easement shall be placed over the entirety of Parcel A which prohibits the construction of buildings or structures;
- b. The City shall be a signatory to the easement; and
- c. The easement shall be recorded in the land records.

If an easement as described above is not created which meets the above requirements, then:

- a. The adjoining dwellings shall be set back a minimum of 3 feet from the lot line of Parcel A;
- b. All exterior walls within 5 feet from an interior property line shall have a fire resistance rating of 1 hour, from both sides, with no openings permitted within the wall, or a 2 hour fire wall may be provided.

This issue is to be addressed at time of building permit application, to the satisfaction of the Code Enforcement Director. (Code) (DSP2004-0004)

27. The City of Alexandria encourages the use of green building technology. Provide specific examples where this development will incorporate this technology, including low impact development, green roofs, and energy efficient materials, into its design. (T&ES) (DSP2004-0004)

Utilities and Infrastructure:

28. The existing public sidewalk shall be retained to protect existing trees, except where replacement is necessary to eliminate existing curb cuts. (P&Z) (T&ES) (DSP2004-0004)
29. The driveway entrance in public ROW or abutting public ROW shall meet City standards. (T&ES) (DSP2004-0004)
30. Show all utility structures, including transformers, on the final development plan. All utility structures (except fire hydrants) shall be clustered where possible and located so as not to be visible from a public right-of-way or property. When such a location is not feasible, such structures shall be located and screened to the satisfaction of the Director of P&Z. (P&Z) (T&ES) (DSP2004-0004)
31. The relocated bus easement shall be a minimum of 16'-3" x 8' for a total site area of approximately 130 square feet. Add a note to plans indicating minimum easement area. (T&ES) (DSP2004-0004)
32. Provide all pedestrian and traffic signage to the satisfaction of the Director of T&ES. (T&ES) (DSP2004-0004)

Legal/Procedural:

33. The final site plan shall include a zoning tabulation that clearly depicts the permitted and proposed net/gross floor areas, height, yard setbacks, and all other applicable zoning

requirements for each individual lot. This information sheet shall also be attached to all building permits. (P&Z) (DSP2004-0004)

34. The three lots shall include covenants that preclude the future subdivision of the three lots as depicted on the site plan. The covenants shall be recorded among the land records after review and approval by the City Attorney. (P&Z) (DSP2004-0004)
35. Prior to the release of the first certificate of occupancy for the project, the City Attorney shall review and approve the language of the Homeowner's Agreement to ensure that it conveys to future homeowners the requirements of this development site plan, including the restrictions listed below. The HOA language shall establish and clearly explain that these conditions cannot be changed except by an amendment to this site plan approved by the Planning Commission.
 - a. Individual garages may be utilized only for parking; storage which interferes with the use of the garages for vehicle parking is prohibited.
 - b. All landscaping and screening shown on the final landscaping plan shall be maintained in good condition and may not be reduced without approval of the Planning Commission or the Director of Planning and Zoning, as determined by the Director of Planning and Zoning.
 - c. The presence of a tree protection covenant on each lot. (P&Z) (DSP2004-0004)
36. If the units will be sold as individual units and a home owner's association established the following two conditions shall apply:
 - a. The applicant shall furnish the Homeowner Association with an Owner's Operation and Maintenance Manual for all the Best Management Practices (BMP's) used on site. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City.
 - b. The Developer shall furnish each home purchaser with a brochure describing the storm water BMP(s) installed on the site, outlining the responsibilities of the homeowners and the Homeowner's Association (HOA) with respect to maintenance requirements. Upon activation of the HOA, the Developer shall furnish five copies of the brochure per unit to the HOA for distribution to subsequent homeowners.Otherwise the following condition applies:
 - c. The Developer shall furnish the owners with an Operation and Maintenance Manual for all Best Management Practices (BMP's) on the project. The manual shall include at a minimum: an explanation of the functions and operations of the BMP(s); drawings and diagrams of the BMP(s) and any supporting utilities; catalog cuts on maintenance requirements including mechanical or electrical equipment; manufacturer contact names and phone numbers; a copy of the executed maintenance service contract; and a copy of the maintenance agreement with the City. (T&ES) (DSP2004-0004)

37. Prior to release of the performance bond, a copy of the Operation and Maintenance Manual shall be submitted to the City on a digital media. (T&ES) (DSP2004-0004)
38. The applicant shall submit a building location survey to P&Z staff prior to applying for a certificate of occupancy permit for each unit. The location survey shall show all improvements on the lot including easements, restrictions and limits of the tree protection covenant as shown on the final development plan. (P&Z) (DSP2004-0004)
39. Before commencing any clearing or grading of the site, the applicant shall hold a meeting with homeowners association representatives and adjacent single family home owners to review the hauling routes, location of construction worker parking, plan for temporary pedestrian and vehicular circulation, and hours and overall schedule for construction. The Departments of P&Z and T&ES shall be notified of the date of the meeting before the permit is issued. (P&Z) (T&ES) (DSP2004-0004)

Stormwater & Environmental:

40. Developer to comply with the peak flow requirements of Article XIII of AZO. (T&ES) (DSP2004-0004)
41. If combined uncontrolled and controlled stormwater outfall is proposed, the peak flow requirements of Article XIII of AZO shall be met. (T&ES) (DSP2004-0004)
42. Provide proposed elevations (contours and spot shots) in sufficient details on grading plan and drainage area maps to clearly show the drainage patterns. (T&ES) (DSP2004-0004)
43. Plan must demonstrate to the satisfaction of the Director of T&ES that adequate stormwater outfall is available to the site. If adequate outfall is not available, developer is to design and build any on or off- site improvements to discharge to an adequate outfall. (T&ES) (DSP2004-0004)
44. The applicant is advised that all stormwater designs that require analysis of pressure hydraulic systems and/or inclusion and design of flow control structures must be sealed by a professional engineer, registered in the Commonwealth of Virginia. If applicable, the Director of T&ES may require resubmission of all plans that do not meet this standard. (T&ES) (DSP2004-0004)
45. Verify the placement of the drainage divide located on the southwest side of the property. Drainage divide should be drawn at the high points shown on the grading plan. Revise the drainage areas and computations to match the proposed grading. Provide additional topography on the Rehabilitation Center and Cemetery properties to verify BMP divides shown on the BMP map. Discuss the location of the roof drainage system of the

Rehabilitation Center and any effect that it may have on the area draining onto the subject property. (T&ES) (DSP2004-0004)

46. Identify the applicable watershed in the Project Description. Verify the total of treated area shown in the Project Description, two areas are listed. (T&ES) (DSP2004-0004)
47. Project Description indicates treatment is provided for the Total WQV. Provide computations to demonstrate that the WQV is treated by the proposed BMP arrangement. The information provided on Worksheet A should reflect that the proposed development does not provide impervious cover in excess of the drainage shed average, and therefore requires treatment of the default WQV. (T&ES) (DSP2004-0004)
48. Provide a BMP Narrative on the plan to demonstrate compliance with Article XIII of the City of Alexandria Zoning Ordinance. (T&ES) (DSP2004-0004)
49. Coordinate the amount of Total Proposed Impervious Area listed on the cover sheet with areas shown in the BMP worksheets provided. (T&ES) (DSP2004-0004)
50. Provide appropriate details for the proposed porous pavement to be used. If it cannot be demonstrated that the proposed pavement is pervious, the calculations for impervious cover will need to be updated, and measures sized for all impervious area proposed. (T&ES) (DSP2004-0004)
51. Details provided for the stormfilter do not show the locations and diameters of inflow, outflow pipes proposed on the site plan sheet. Demonstrate that the arrangement of piping shown on the plan view can be accomplished for the proposed BMP structure. (T&ES) (DSP2004-0004)
52. Onsite storm water flows to Cameron Run. All on-site storm water curb inlets and public curb inlets within 50 feet of the property line shall be duly marked to the satisfaction of the Director of T&ES. (T&ES) (DSP2004-0004)
53. The storm water Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design professional or his designated representative. Prior to release of the performance bond, the design professional shall submit a written certification to the Director of T&ES that the BMPs are:
 - a. Constructed and installed as designed and in accordance with the approved Final Site Plan.
 - b. Clean and free of debris, soil, and litter by either having been installed or brought into service after the site was stabilized. (T&ES)
54. The applicant shall submit a storm water quality BMP Maintenance Agreement with the City to be reviewed as part of the Final #2 Plan. It must be executed and recorded with the Land Records Division of Alexandria Circuit Court prior to approval of the final site plan. (T&ES) (DSP2004-0004)

55. The applicant shall be responsible for maintaining storm water Best Management Practices (BMPs) until activation of the homeowner association (HOA), if applicable, or until sale to an owner. (T&ES) (DSP2004-0004)
56. Plan does not indicate whether or not there are any known soil and groundwater contamination as required with all preliminary submissions. Should any unanticipated contamination or underground storage tanks, drums and containers are encountered at the site the applicant must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Division of Environmental Quality. (T&ES) (DSP2004-0004)
57. If fireplaces are to be included in the development, the applicant is required to install gas fireplaces to reduce air pollution and odors. Animal screens must be installed on chimneys. (T&ES) (DSP2004-0004)
58. No material may be disposed of by venting into the atmosphere. (T&ES) (DSP2004-0004)
59. The applicant shall control odors and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. (T&ES) (DSP2004-0004)

Miscellaneous:

60. Solid waste services shall be provided by the City. The developer must provide adequate space within each unit to accommodate a City Standard super can and recycling container. The containers must be placed inside the units or within an enclosure that completely screens them from view. The developer must purchase the standard containers from the City or provide containers that are compatible with City collection system and approved by the Director of Transportation and Environmental Services. (T&ES) (DSP2004-0004)
61. All refuse/recycling must be placed at the City right-of-way. (T&ES) (DSP2004-0004)
62. Show all existing and proposed easements, both public and private. (T&ES) (DSP2004-0004)
63. Replace existing curb and gutter, sidewalks, and handicap ramps that are in disrepair or broken. (T&ES) (DSP2004-0004)
64. The site is located on marine clay areas as delineated on City map of marine clay areas. Provide geotechnical report including recommendations from a geotechnical professional for proposed cut slopes and embankments. (T&ES) (DSP2004-0004)

65. As part of the geotechnical report, explore the existence of springs and/or high groundwater table and include recommendations for mitigation, if necessary. (T&ES) (DSP2004-0004)
66. Prior to the release of the final site plan, provide a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging. (T&ES) (DSP2004-0004)
67. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be sealed by a professional engineer, registered in the Commonwealth of Virginia. (T&ES) (DSP2004-0004)
68. A temporary informational sign shall be installed on the site prior to the approval of the final site plan for the project and shall be displayed until construction is complete or replaced with a marketing sign incorporating the required information; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project. (P&Z) (DSP2004-0004)
69. Prior to the release of the final site plan, the applicant shall identify a person who will serve as liaison to the community throughout the duration of construction. The name and telephone number of this individual shall be provided in writing to residents, whose property abuts the site, and to the Directors of P&Z and T&ES. (P&Z) (T&ES) (DSP2004-0004)
70. A "Certified Land Disturber" must be named on the Erosion & Sedimentation Control sheets at the pre-construction meeting prior to commencement of activity in accordance with the Virginia Department of Conservation and Recreation guidelines. (T&ES) (DSP2004-0004)
71. During the construction phase of this development, the site developer, its contractor, certified land disturber, or owner's other agents shall implement a waste and refuse control program. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them and sanitary waste at the construction site and prevent its off site migration that may cause adverse impacts to the neighboring properties or the environment to the satisfaction of Directors of Transportation and Environmental Services and Code Enforcement. All wastes shall be disposed off site properly in accordance with all applicable federal, state and local laws. (T&ES) (DSP2004-0004)
72. Any inconsistencies between the various drawings shall be reconciled to the satisfaction of the Directors of P&Z and T&ES. (P&Z) (T&ES) (DSP2004-0004)
73. Temporary construction trailer(s) shall be permitted so long as it is not located along the public street frontage and shall be subject to the approval of the Director of P&Z. (P&Z) (DSP2004-0004)

74. All archaeological work will be carried out in accordance with the City of Alexandria Archeological Standards and is subject to the approval of the City Archaeologist. (Archaeology) (DSP2004-0004)
75. If determined to be appropriate by the City Archaeologist, one or more historic markers will be erected on this property according to specifications provided by Alexandria Archaeology. The markers will highlight the historical and archaeological significance of the property based upon findings. The text and images will be approved by Alexandria Archaeology. (Archaeology) (DSP2004-0004)
76. The applicant is to contact the Crime Prevention Unit of the Alexandria Police Department at 703-838-4520 regarding security hardware and alarms for the new homes. This is to be completed prior to the commencement of construction. (Police) (DSP2004-0004)

Modification requested by the applicant and recommended by staff:

1. Modification for Lots 2 and 3 to reduce the required side yard setback from Parcel A from 8' to 3'.

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

CITY DEPARTMENT CODE COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Code Enforcement

- C-1 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-2 Roof drainage systems must be installed so as neither to impact upon, nor cause erosion/damage to adjacent property.
- C-3 A soils report must be submitted with the building permit application.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-5 Construction permits are required for this project. Plans shall accompany the permit application that fully detail the construction as well as layouts and schematics of the mechanical, electrical, and plumbing systems.
- C-6 Permission from adjacent property owners is required if access to the adjacent properties is required to complete the proposed construction. Otherwise, a plan shall be submitted to demonstrate the construction techniques utilized to keep construction solely on the referenced property.
- C-7 A wall location plat prepared by a land surveyor is required to be submitted to this office prior to requesting any framing inspection.

Transportation & Environmental Services

- C-1 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C-3 The applicant must comply with the Article XIII of the City's zoning ordinance, which includes requirements for storm water pollutant load reductions, treatment of the water quality volume default, and storm water quantity management.

- C-4 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. This includes naming a Responsible Land Disturber on the Erosion and Sediment Control sheets prior to engaging in land disturbing activities in accordance with Virginia Erosion and Sediment Control Law.
- C-5 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. This includes the state requirement for a VPDES permit for all construction activities greater than 1 acre.
- C-6 **[NEW CODE COMMENT ADDED BY STAFF]:** Ensure all discharges are in accordance with City of Alexandria Code 4035.

Archaeology:

- F-1 At least one historic building was located on the site until the 1970s. There is oral history indicating that the area may have been used as a Civil War encampment by Union soldiers. The property therefore has the potential to yield archaeological resources which could provide insight into military activities during the war and domestic activities on the outskirts of town in the nineteenth century.
- C-1 To insure that significant information is not lost as a result of the project, the applicant must hire an archaeological consultant to complete a Documentary Study and conduct test excavations for an Archaeological Evaluation. Obtain a Scope of Work from the City archaeologists at (703) 838-4399 for this work. If significant resources are discovered, the consultant must complete a Resource Management Plan, as outlined in the *City of Alexandria Archaeological Standards*. Preservation measures outlined in the Plan, as approved by the City Archaeologist, will be implemented.
- C-2 All archaeological preservation measures must be completed prior to ground-disturbing activities (such as, coring, grading, filling, vegetation removal, underground utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of the Zoning Ordinance). To confirm, Call Alexandria Archaeology .
- C-3 Call Alexandria Archaeology immediately at (703)838-4399 immediately if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) Or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- C-4 The applicant should not allow any metal detection to be conducted on the property unless authorized by Alexandria Archaeology.
- C-5 The General Notes of the Preliminary and Final Site plans must include the statements in C-2, C-3 and C-4. Additional statements may be included on the Final Site Plan

**REPORT ATTACHMENTS
AVAILABLE IN THE PLANNING AND ZONING OFFICE**